

\$315,000 - 14 Trotters Lane, Sylvan Valley, Sylvan Valley

MLS® #202510736

\$315,000

2 Bedroom, 2.00 Bathroom, 1,350 sqft

Residential on 0.34 Acres

N/A, Sylvan Valley, NS

A cozy home located on spacious lot (15,000 sq.ft.) in a great neighborhood. The main level (entries from front or back) has a compact kitchen with cherrywood cabinets, dining area, two bedrooms, modern bathroom and a step down living room. The basement area could be easily developed to the new owner's wishes - space for a family room, storage areas, utility room and currently has laundry area and a bathroom with shower. If gardening is of interest, this level lot has oodles of space for veggie/flowers, even space for a pool!! If the lot is too spacious then there is the possibility of subdividing it and selling off a building lot.



Built in 1995

Essential Information

MLS® #	202510736
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	0.34
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow

Status	Closed
Date Sold	September 4th, 2025

Community Information

Address	14 Trotters Lane, Sylvan Valley
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	Sylvan Valley
County	Antigonish
Province	NS
Postal Code	B2G 1S2

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking	Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Freezer - Stand Up, Refrigerator
Heating	Furnace, Ductless, Hot Water
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Antigonish Education Centre
High	Dr. John Hugh Gillis Regional High School

Additional Information

Zoning	RESIDENTIA
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Listing Details

Listing Office	ROYAL LEPAGE HIGHLAND PROPERTIES - D100
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